

*Above it all, priceless water
and skyline views!*



*Gorgeous tranquility in a dream country setting...
a fabled escape in the heart of Vancouver West,
this property is a beautiful power player!*

Marketing by Judith Meisen BuyVancouver



...Foyer



Kitchen ...

4270 Staulo Crescent,
Vancouver



...Living Room



Winter View...



...Winter Garden

*the best of Vancouver's West
Coast culture...*

*A house worth dreaming
about...*

where verdant green, cobalt blue and southern light predominate

Main Level
with View..



...Bedroom



Upstairs Office..



...Master Ensuite



Master Bedroom...



4270 Staulo Crescent

beauty

tranquility

light



Simply, The View is breathtaking! The huge 77' x 151'.93 estate with south exposure greedily embraces glorious sunsets, skyline blue skies and breathtaking water views! This is a property every inch worth dreaming of. Natural and fresh, the design is a beautiful 5 BR/ 5 Bath West Coast Contemporary flaunting an open plan that hugs the views. Situated in prime Vancouver West Salish Park, the tranquil 'country' setting is central to Vancouver's top schools including St George's, Crofton House, Lord Byng, Magee, and UBC. Easy access to YVR and the best city recreation destinations makes it a 10!

The luxuriously spacious main rooms offer a fun and casual 'Great Room' effect, while enjoying bright ambience from the natural light filled south exposure. The compact kitchen with eating area is a cook's delight, with entertaining comforts and full pantry. The bright main floor Master Suite with

dressings area and 4 piece ensuite has private walk-on access to the view deck. The 2nd level Catwalk Library offers a quiet escape off the large peaceful office, and is cross-hall to a large bedroom.. The lower Level features a separate entry 1-BR unauthorized suite and sparkling kitchen, open-fired Rec room, 2nd laundry/ utility area and two additional guest bedrooms with level garden access.

A haven within a haven, this rare and beautiful property offers a fabled escape to the best in West Coast culture, and is priced \$700k below the 2015 Land Assessment!

2014 Gross Taxes \$8,691.26

Approximate Year Built 1974

Open main rooms, 5 bedrooms, 5 bathrooms, newer Kitchen with Eating Area and pantry, recreation room and unauthorized one bedroom suite

500 sq.ft double attached garage from wide front driveway entrance

3966 sq. ft. per Vancouver Realty Support Group Inc. measurements

Prime Vancouver West Location

Salish Park Pre-paid Lease to 2073

Asking \$1,098,000



This property is shown by appointment.

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